

**Certificate of Notice Page 1 of 3**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 Debra E. Ferrell  
 Debtor

Case No. 18-13057-elf  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-4

User: John  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 14

Date Rcvd: Jan 10, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 12, 2020.

db	+Debra E. Ferrell, 479 Alleghenyville Road, Mohnton, PA 19540-8111
smg	+Bureau of Audit and Enforcement, City of Allentown, 435 Hamilton Street, Allentown, PA 18101-1603
smg	City Treasurer, Eighth and Washington Streets, Reading, PA 19601
smg	+Dun & Bradstreet, INC, 3501 Corporate Pkwy, P.O. Box 520, Centre Valley, PA 18034-0520
smg	+Lehigh County Tax Claim Bureau, 17 South Seventh Street, Allentown, PA 18101-2401
smg	+Tax Claim Bureau, 633 Court Street, Second Floor, Reading, PA 19601-4300
cr	+Lakeview Loan Servicing, LLC, c/o Stern & Eisenberg, PC, 1581 Main Street, Suite 200, Warrington, PA 18976-3403
14103044	+LAKEVIEW LOAN SERVICING LLC, Stern and Eisenberg, c/o Andrew Marley, Esquire, 1581 Main St Suite 200, Warrington, PA 18976-3403
14103043	+LAKEVIEW LOAN SERVICING LLC, 4425 PONCE DE LEON BLVD, Miami, FL 33146-1837
14439792	+Lakeview Loan Servicing, LLC, c/o REBECCA ANN SOLARZ, KML Law Group, P.C., 701 Market Street, Suite 5000, Philadelphia, PA 19106-1541
14108706	+Lakeview Loan Servicing, LLC, c/o Christopher M. McMonagle, Esq., 1581 Main Street, Ste 200, The Shops at Valley Square, Warrington, PA 18976-3403

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg	E-mail/Text: RVSVCBICNOTICE1@state.pa.us Jan 11 2020 03:37:00
	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
smg	+E-mail/Text: usapae.bankruptcynotices@usdoj.gov Jan 11 2020 03:37:30 U.S. Attorney Office, c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
14131579	+E-mail/Text: camanagement@mtb.com Jan 11 2020 03:36:33 Lakeview Loan Servicing, LLC, c/o M&T Bank, P.O. Box 840, Buffalo, NY 14240-0840

TOTAL: 3

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 12, 2020

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 10, 2020 at the address(es) listed below:

CHRISTOPHER M. MCMONAGLE	on behalf of Creditor Lakeview Loan Servicing, LLC
cmcmonagle@sterneisenberg.com,	bkecf@sterneisenberg.com
FREDERICK L. REIGLE	on behalf of Trustee FREDERICK L. REIGLE
ecfmail@fredreiglechl3.com,	ecf_frpa@trusteel3.com
GEORGE M. LUTZ	on behalf of Debtor Debra E. Ferrell
glutz@hvmlaw.com,	amerkey@hvmlaw.com;r49419@notify.bestcase.com
REBECCA ANN SOLARZ	on behalf of Creditor Lakeview Loan Servicing, LLC
bkgroup@kmlawgroup.com	SCOTT F. WATERMAN (Chapter 13)
ECFMail@ReadingCh13.com	United States Trustee
USTPRegion03.PH.ECF@usdoj.gov	WILLIAM MILLER*R
on behalf of Trustee WILLIAM MILLER*R	ecfemail@FredReigleCh13.com,
ECF_FRPA@Trusteel3.com	WILLIAM EDWARD MILLER
on behalf of Creditor Lakeview Loan Servicing, LLC	wmiller@sterneisenberg.com,
bkecf@sterneisenberg.com	

TOTAL: 8

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Debra E. Ferrell

Debtor(s)

CHAPTER 13

Lakeview Loan Servicing, LLC

Movant

vs.

NO. 18-13057 ELF

Debra E. Ferrell

Debtor(s)

David Burr

Co-Debtor

11 U.S.C. Section 362 and 1301

Scott F. Waterman

Trustee

**ORDER**

**ORDERED** THAT: the Motion for Relief from the Automatic Stay is **GRANTED** and the automatic stay under 11 U.S.C. Section 362 and 1301, is **MODIFIED** with respect to the subject premises located at 479 Alleghenyville Road, Mohnton, PA 19540 ("Property), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

**Order entered by default.**

Date: 1/10/20



**ERIC L. FRANK  
U.S. BANKRUPTCY JUDGE**

Debra E. Ferrell  
479 Alleghenyville Road  
Mohnton, PA 19540

David Burr  
479 Alleghenyville Road  
Mohnton, PA 19540

George M. Lutz Esq.  
845 North Park Rod, Suite 101 (VIA ECF)  
Wyomissing, PA 19610

Scott F. Waterman  
2901 St. Lawrence Ave.  
Suite 100  
Reading, PA 19606

KML Law Group, P.C.  
Suite 5000 - BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532